



15 Kings Road, Guildford GU1 4JW



**COLLINS**  
Independent Estate Agent









## 15 Kings Road Guildford GU1 4JW

Asking price £519,950  
Freehold

A large terraced Victorian house in the centre of Guildford close to Stoke Park in a relatively traffic free location. The property has 4 floors comprising an unconverted double basement and a loft room with a dormer window commanding a far reaching town view to the Downs. There are three bedrooms over two floors, two reception rooms and a ground floor shower room and first floor bathroom. Many original features are still evident giving this home real character and atmosphere having been in my clients ownership for 40 years. The pretty and private south facing garden is private with a side access path shared with the neighboring property that is accessed from the lean to. This area possesses great opportunity for a side return kitchen extension subject to normal consents. To summarise a handsome home of character in a fantastic Guildford location.

- South backing large town garden
- Scope for alteration and enlargement
- Double unconverted basement
- Three bedrooms, two receptions
- EPC - E
- Council tax band - D







This distinctive character Victorian house, with four floors, is situated in Kings Road, a relatively traffic free small road just a few steps away from Stoke Park. Both stations are accessible from this central location with the High St and North St both being walkable in under 15 minutes. Local shops are within a few hundred yards and a good public house with food served at the junction with Kings Rd and Stoke Rd. Also close by is Guildford Technical College, The Spectrum Leisure Centre and several good schools and nurseries.



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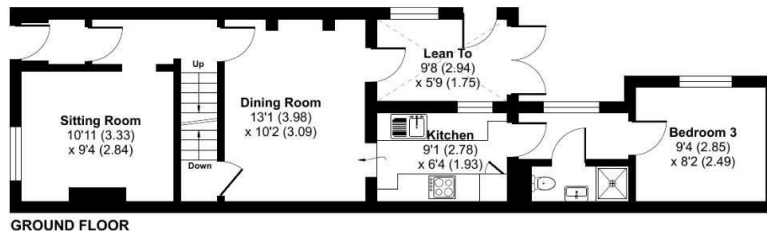
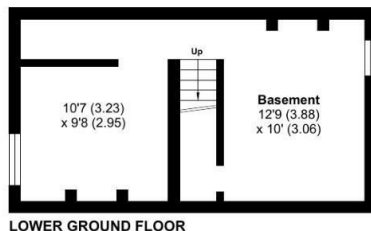
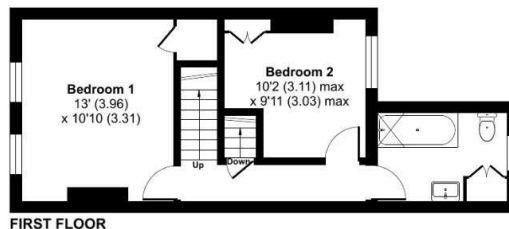
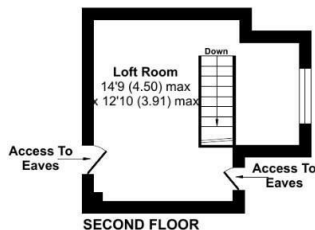
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# Kings Road, Guildford, GU1

Approximate Area = 1463 sq ft / 135.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Mark Collins (Guildford) Limited. REF: 1279594



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